

ON TUESDAY, FEBRUARY 2, 2021 THE BOARD OF ARCHITECTURAL REVIEW HELD A SPECIAL REGULAR MEETING VIA ZOOM AT 6:30 P.M.

Chairman Hall called the meeting to order at 6:38 p.m. and called upon Pattie Wilson, Planning Director to review the current officers.

Mr. Woods nominated Mike Hall to remain as chair. Nomination passed with four ayes. Chairman Hall nominated Mr. Woods to remain as Vice-Chair, as seconded by Mr. Myers. Nomination passed with four aye votes. Mr. Locke nominated Mrs. Shockley to remain as secretary, as seconded by Mr. Woods. Nomination passed with five aye votes.

MEMBERS PRESENT: Mike Hall, Matt Myers, Kevin Locke, J.D. Woods and Debra Shockley.

Mrs. Wilson recognized Josh Stevens, Building Inspector, as being present and noted that he would be staffing the board in the near future.

NEW BUSINESS:

Case #12-003-2020 - Certificate of Appropriateness: Bonnie A. Becht- 116 S. Main Street – OHB-2 District – Article VII, Section 720 – Owner is seeking a Certificate of Appropriateness for 3 replacement windows on the 2nd floor façade of the building.

Chairman Hall opened the hearing and called upon the applicant for discussion. Bonnie Becht, owner/applicant, noted that the three windows that she is requesting to replace are located on the second floor of the building and was confident that they were original windows. The wood was deteriorating and the panes were slipping out. Ms. Becht noted that due to the length of the windows, the company had to make a transom to be placed above to make the length fit. The window is divided and Ms. Becht provided photos for the Board's review.

Chairman Hall asked if any Board member had questions for Ms. Becht. Mr. Woods asked if Ms. Becht had the windows and she replied yes. Mrs. Wilson noted that they were getting ready to install them and Mr. Stevens issued a stop work order. Mr. Woods asked what the size of the windows were. Ms. Becht stated they were 106" x 36". Mrs. Shockley noted that there would be two separate windows to fill the void of each window. Ms. Becht noted that was correct and the transom would be divided as well. The windows are vinyl; the mullion is between the glass. Mrs. Shockley noted that the existing windows are true divided light wood window with single pane glass. Ms. Becht noted that the wood windows are extremely expensive. Mr. Locke asked for clarification on the color of replacement windows versus the dark gray grate that covers a window above the windows being replaced. Mrs. Shockley noted that she would prefer to see a rehab of the wood windows and use a storm window. Mr. Hall stated that he agreed with Mrs. Shockley and as the guidelines state. Mr. Locke asked if Mrs. Becht had anyone look to see if the windows could be rehabilitated. Mrs. Becht stated that she checked with numerous people and the cost would be out of her range.

Chairman Hall closed the public portion of the meeting. Chairman Hall asked there was any discussion among the Board members. Mrs. Wilson noted that it was important that she maintained the existing window opening. Mr. Woods noted that the window needs to have true divided lights and the window

that had been purchased would not work in the downtown area. Mrs. Shockley looked at the windows and believes that the windows could be saved and was opposed to the vinyl windows and transoms.

Chairman Hall asked for a motion.

A motion was made by Mr. Woods, as seconded by Mrs. Shockley to reject Case #12-003-2020 - Certificate of Appropriateness: Bonnie A. Becht- 116 S. Main Street – OHB-2 District – Article VII, Section 720 – Owner is seeking a Certificate of Appropriateness for 3 replacement windows on the 2nd floor façade of the building, because it does not meet the guidelines. The motion carried with five (5) aye votes.

Case #12-004-2020 – Certificate of Appropriateness: EFD Properties, LLC – 221 Wooldridge Lane – Article VII, Section 720 – Owner is seeking a Certificate of Appropriateness for a perimeter 48” tall fence along Wooldridge Lane and Tyrone Pike.

Chairman Hall opened the hearing and called upon the applicant for discussion. Jason DeBold, owner/applicant, noted that he was requesting to install a fence around the perimeter of his property. Mr. DeBold noted that he had cleared out honeysuckle and winter creeper and hackberry and now he needs to re-establish a buffer. Mr. DeBold noted that the proposed fence would be a woven wire fence with an oak top board. Mr. Woods asked clarification on the height. Mr. DeBold noted that after grading is complete it would finish out at 48”. Mrs. Shockley inquired about the gate shown in the picture. Mr. DeBold noted that he would probably install an iron gate but was not certain and would address that at a later date with a new application. The fence would be approximately 30’ off Tyrone Pike and 25’ off of Wooldridge Lane. Mrs. Wilson noted that the fence needs to be 25’ from the centerline of Wooldridge Lane but was not sure what the state required on Tyrone Pike. Mr. Myers asked if anyone had documented other fence types in the area. Mr. DeBold stated that there was chain link on Rose Hill and a stockade fence on Tyrone. Mrs. Wilson noted that directly across on Wooldridge is a stone wall with a four plank fence on the inside.

Chairman Hall reviewed the Guidelines for fences. Mr. Hall noted that the proposed material was unique fence material.

Chairman Hall closed the public portion of the meeting. Chairman Hall asked if there was any discussion among the Board members. Mr. Locke questioned if the material was considered a chain link fence and he didn’t think it was. Mr. Locke noted that this same style fence is along Old Frankfort Pike and Midway Road. Mr. Myers noted that the fence is considered wire mesh.

A motion was made by Mrs. Shockley, as seconded by Mr. Myers to approve Case #12-004-2020 – Certificate of Appropriateness: EFD Properties, LLC – 221 Wooldridge Lane – Article VII, Section 720 – Owner is seeking a Certificate of Appropriateness for a perimeter 48” tall fence along Wooldridge Lane and Tyrone Pike as presented, because it meets the guidelines and also to return to the BOAR for approval of a gate. The motion carried with five (5) aye votes.

MINUTES: A motion was made by Mr. Locke, as seconded by Mr. Woods to approve the November 3, 2020 minutes as submitted. The motion carried with five (5) aye votes.

A motion was made by Mr. Woods, as seconded by Mr. Locke to adjourn at 7:37 p.m. Motion carried with five (5) aye votes.

Michael R. Hall, Chair
MH/ko